

HOUSEHOLDS

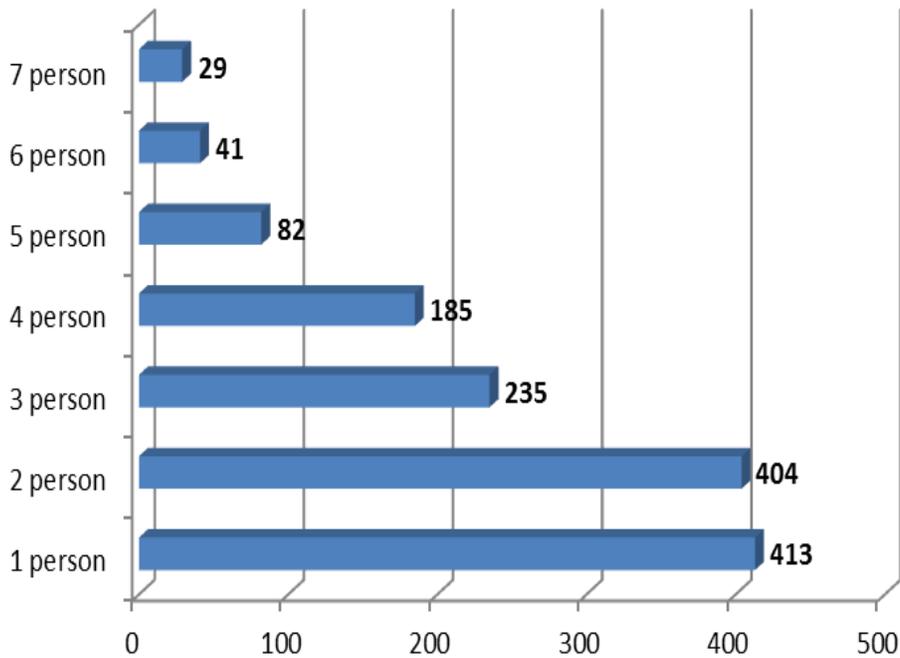
As of the 2010 Census, there were 1,389 occupied households with an average of 2.56 persons per household. According to the Number of Persons per Household chart below, 58 percent of households in Harrington consist of one or two person households.

Number of Occupied Households & Persons per Household, 2010

	Occupied Households	Population	Persons per Household
City of Harrington	1,389	3,562	2.56

Source: DP-1. Profile of Population and Housing Characteristics, 2006-2010 American Community Survey, US Census 2010, Harrington City, State of Delaware, US Note: Per DP04. Selected Housing Characteristics. Households and Families, US Census, the total number of occupied housing units is 1,365.

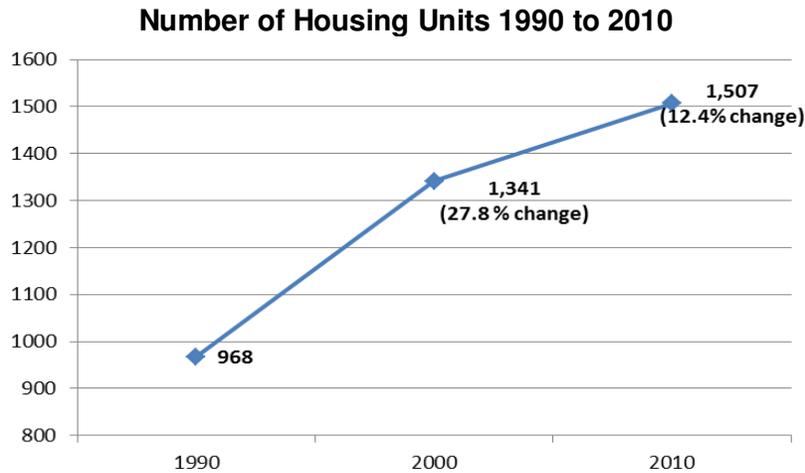
Number of Occupied Households by Persons per Household, 2010



Source: QT-P11. Households and Families, 2006-2010, American Community Survey, US Census 2010, Harrington City,

HOUSING STOCK

According to the 2010 Census data, Harrington had 1,507 housing units in a variety of different housing types. Compared to the 2000 Census data which listed 1,341 housing units, Harrington has added 166 units or increased housing units by 12.4 percent.



Source: DP04. Selected Housing Characteristics. Households and Families, 2006-2010 American Community Survey, US Census 2010, Harrington City Note: Per DP-1. Profile of Population and Housing Characteristics, US Census, the total number of housing units is 1,527.

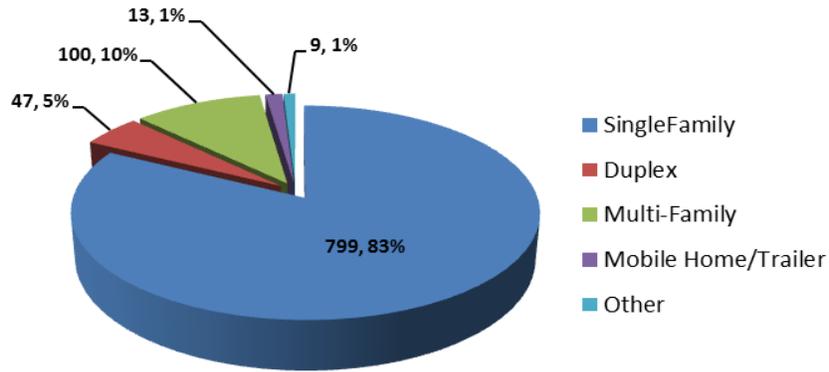
When analyzing Harrington's housing stock by type and ownership over the last 20 years, more growth occurred between the 1990 and 2000 than between 2000 and 2010. Housing stock increased by 373 units during the 1990s. All categories of housing stock increased, with the majority of housing stock increases in the single-family (176 units) and mobile home/trailer (110 units) categories. The increase in the mobile home/trailer category is almost entirely because of annexations.

From 2000 until the 2010 Census, housing stock increased by 166 units. During this ten year time frame growth continued, but the mix of units being constructed shifted. Between 2000 and 2010, the majority of the increases were multi-family units, while the other categories remained relatively static. Single-family units still make up the majority of housing types; however, the percentage of the single-family units to the total number of units declined. In 1990 and 2000 single-family homes made up 82.5 and 72.7 percent of the housing stock respectively, and in 2010 it made up 66.1 percent.

The decrease in the percentage of single-family units from 1990 to 2000 was due to the dramatic increase in mobile homes and trailers, which rose from 13 units to 123 units. The mobile home increase was due to annexation of a mobile home park. The continued decline in 2010 is due to the significant rise of multi-family units. Vacant housing units have also continued to increase, as the percent rose from 6 percent in 1990 to 8 percent in 2000 and to 9 percent in 2010.

There were 130 more occupied units in 2010 than in 2000. Owner-occupied housing units increased by 6 to a total of 812 units, and renter occupied units increased by 129 to a total of 553 units.

Housing Stock by Type 1990



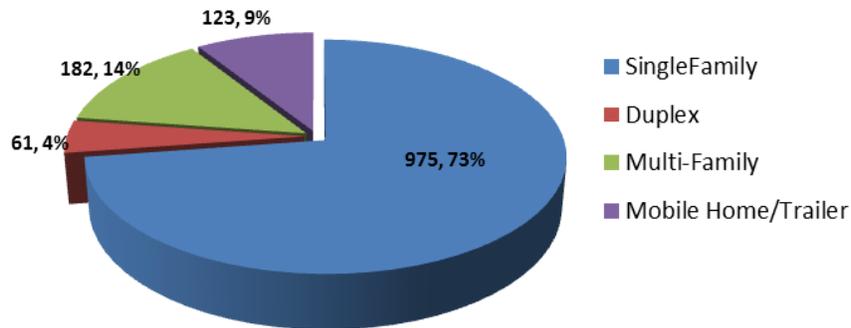
Note: Duplex refers to 2 attached units, Multi-family refers to 3 or more attached units and Other refers to boat, RV, van, etc. Source: 2000 Census

Housing Stock by Type and Ownership, 1990

Units in Structure	Total Units	Percent of Total	Vacant Units	Occupied Units Total	Occupied Units- Owner	Occupied Units- Renter
Single-Family	799	82.5	37	762	596	166
Duplex	47	4.9	5	42	0	42
Multi-Family	100	10.3	18	82	0	82
Mobile Home/Trailer	13	1.3	0	13	7	6
Other	9	1.0	0	9	9	0
TOTAL	968	100	60	908	612	296

Note: Duplex refers to 2 attached units, Multi-family refers to 3 or more attached units and Other refers to boat, RV, van, etc. Source: 2000 Census

Housing Stock by Type 2000



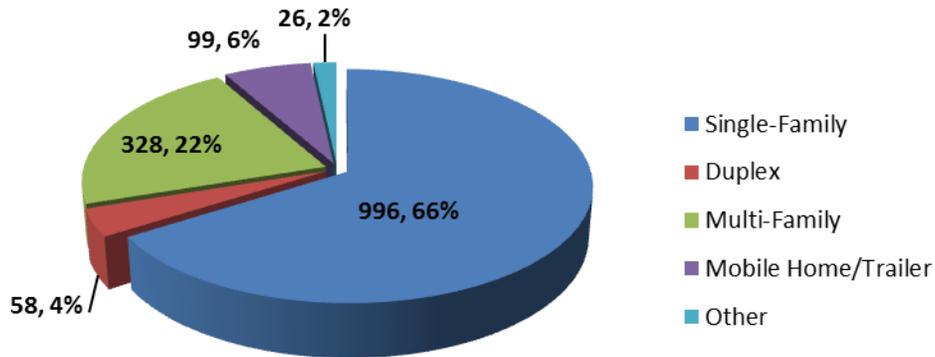
Note: Duplex refers to 2 attached units, Multi-family refers to 3 or more attached units and Other refers to boat, RV, van, etc. Source: 2000 Census

Housing Stock by Type and Ownership, 2000

Units in Structure	Total Units	Percent of Total	Vacant Units	Occupied Units- Total	Occupied Units- Owner	Occupied Units- Renter
Single-Family	975	72.7	86	889	686	203
Duplex	61	4.5	6	55	18	37
Multi-Family	182	13.6	11	171	0	171
Mobile Home, Trailer	123	9.2	3	120	102	18
Other	0	0	0	0	0	0
TOTAL	1,341	100	106	1,235	806	429

Note: Duplex refers to 2 attached units, Multi-family refers to 3 or more attached units and Other refers to boat, RV, van, etc.
Source: 2000 Census

Housing Stock by Type 2010



Note: Duplex refers to 2 attached units, Multi-family refers to 3 or more attached units and Other refers to boat, RV, van, etc. Source: DP04. Selected Housing Characteristics. Households and Families, 2006-2010 American Community Survey, US Census 2010,

Housing Stock by Type and Ownership, 2010

Units in Structure	Total Units	Percent of Total	Vacant Units	Occupied Units Total	Occupied Units- Owner	Occupied Units- Renter
Single-Family	996	66.1	n/a	n/a	n/a	n/a
Duplex	58	3.8	n/a	n/a	n/a	n/a
Multi-Family	328	21.7	n/a	n/a	n/a	n/a
Mobile Home/Trailer	99	6.6	n/a	n/a	n/a	n/a
Other	26	1.7	n/a	n/a	n/a	n/a
TOTAL	1,507	100	142	1,365	812	553

Source: DP04. Selected Housing Characteristics. Households and Families, 2006-2010 American Community Survey, US Census 2010

Notes: -Duplex refers to 2 attached units, Multi-family refers to 3 or more attached units and Other refers to boat, RV, van, etc.
-n/a=data was not available based on housing stock type from the 2010 US Census

Harrington offers a variety of architectural features and character in single-family homes throughout the City's neighborhoods. The pictures below were selected to represent the different neighborhood characters along with good property maintenance and curb appeal attributes:



The City of Harrington currently has several multi-family housing units available for rental options. In the table listed below, you will find the multi-family structures located within the City limits:

**Multi-Family Housing within City Limits
AS OF 11/19/10**

#	MULTI-FAMILY HOUSING	LOCATION	# UNITS	1 BED	2 BED	3 BED	4 BED
1	Clark's Corner-Phase I	52 Clarks Corner	50	4	18	18	8
2	Clark's Corner-Phase II	52 Clarks Corner	20	0	8	8	4
3	Diamond Court I	35 Diamond Court	34	16	18	0	0
4	Diamond Court II	35 Diamond Court	32	8	24	0	0
5	West Street Elderly Apt. Annex	700 Mason Avenue	28	1	0	0	0
6	West Street Elderly Apartments	700 Mason Avenue	32	32	0	0	0
7	Heritage Manor	131 West Center Street	32	32	0	0	0
8	Friendship Village Apartments	100 Friendship Way	168	24	132	12	0
9	Quillen Apartments	Commerce Street	12	3	9	0	0
TOTAL			408				

- DE State Housing Authority Funded/Regulated
- Privately Owned

As you can see, 408 multi-family units exist in the rental community located within the City limits. State assisted housing accounts for 228 of the 408 dwelling units. All existing multi-family residential rental developments have been located on Exhibit 20. The City rental community provides an array of opportunities based on several different income and age levels. Listed below are pictures of each multi-family community:



West Street Manor



West Street Manor Annex



Heritage Manor



Diamond Court



Clark's Corner



Friendship Village Apartments

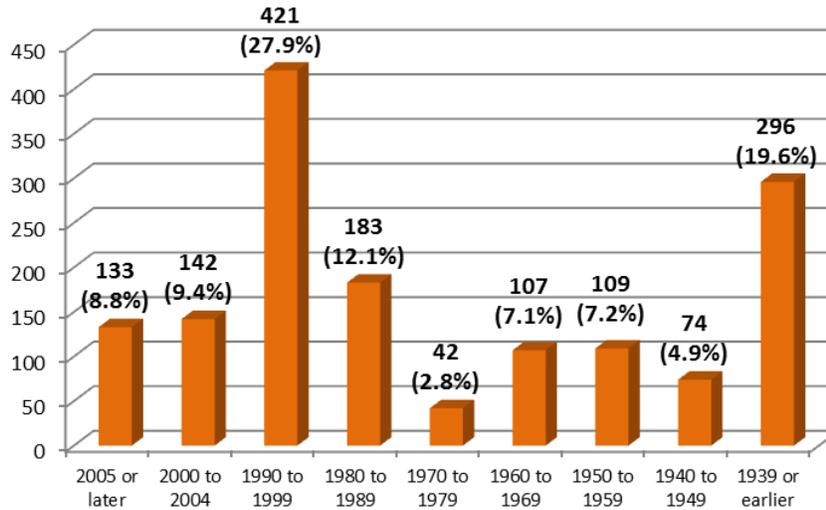


Commerce Street

HOUSING AGE, QUALITY AND AFFORDABILITY

In Harrington, the majority of housing stock (28 percent or 421 houses) was built from 1990 to 1999. As of the 2010 Census, the majority of homes in Harrington are between 11 and 20 years old. Homes built before 1940 (70 or more years old), make up about 20 percent (296 units) of the housing stock. Houses built in the 1940s, 50s, and 60s (49 to 69 years old) account for approximately 19.2 percent of housing stock. About 14.9 percent of housing stock was built in the 1970s and 1980s.

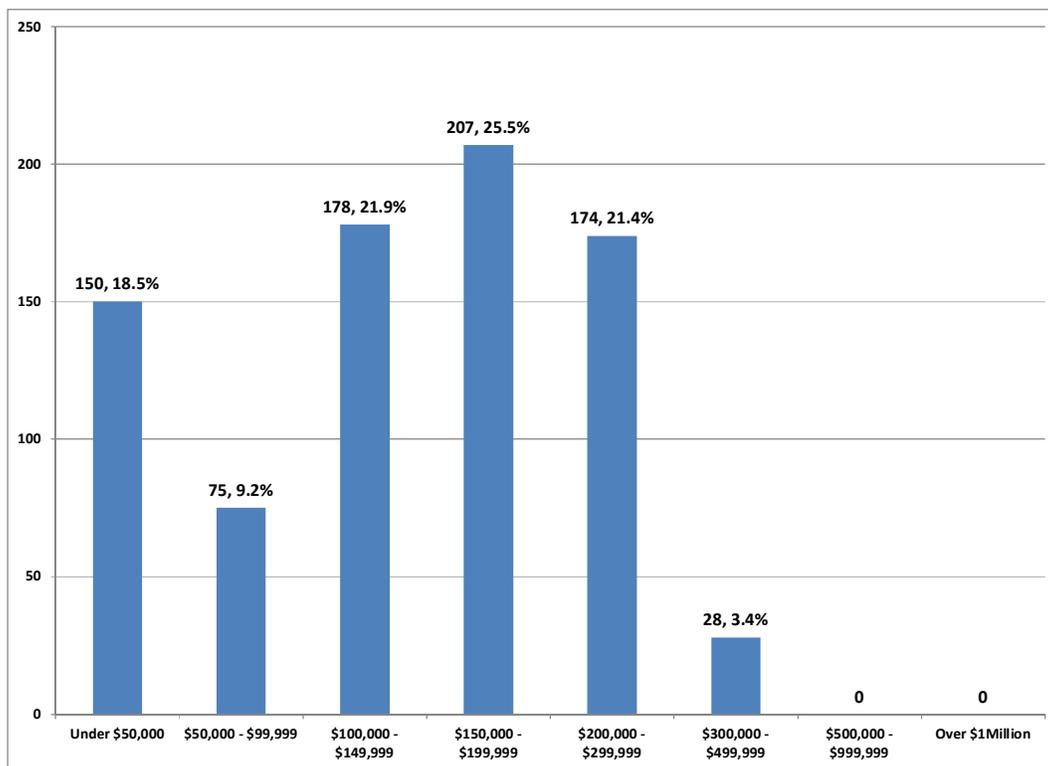
Housing Stock by Age and Ownership, 2010



Source: DP04. Selected Housing Characteristics. Households and Families, 2006-2010 American Community Survey, US Census 2010, Harrington City,

As of the 2010 Census, the median value for owner-occupied housing in Harrington is \$151,600. Most housing values in Harrington range between \$150,000 and \$199,999. There are 150 units that fall below the less than \$50,000 category. There are no homes within Harrington valued at more than \$500,000.

Owner Occupied Housing Units, 2010



Source: DP04. Selected Housing Characteristics. Households and Families, 006-2010 American Community Survey, US Census 2010, Harrington City,

HOUSING GROWTH

New subdivisions are being favorably considered in the vacant lands at the margins of the existing city limits. The City will consider the addition of a mixed-use/mixed density provision, either as an overlay zone or separate zoning district to promote variety in housing type and value in new sections of the City.

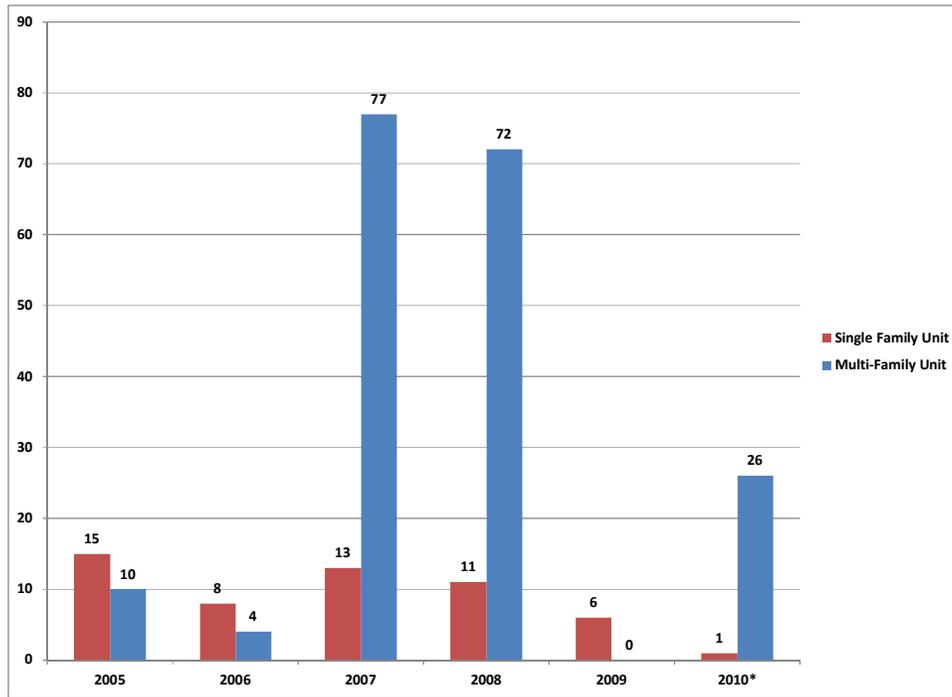
Harrington recognizes that there will always be a need to give residents a variety of housing options as the City continues to grow. Providing housing options from low-cost manufactured housing to single-family homes gives people of all income levels the ability to find an affordable home that suits their needs. The State-assisted housing units in Harrington comprise more than half of the major existing multi-family dwelling units. Owner-occupied housing is encouraged within all housing styles. New housing should maintain, as well as enhance, the current character of Harrington’s established neighborhoods.

Smaller infill housing construction has increased and is encouraged within the City. Several structures were demolished and new dwellings were erected. Some of the newer infill residential dwellings are below:



Since 2005, 243 residential units have been constructed in the City. Calendar year 2007 was the leading construction year with 90 units. After 2007, the effects of the recession on housing units are evident. During 2009, only 6 units were completed. This is the lowest construction period between 2005 and 2009.

Residential Units Constructed within City Limits



*Note: As of September 30, 2010

Since 2007, the City of Harrington experienced an increase in demand for residential developments. The table below shows the current projects within the City limits.

**Residential Developments within City Limits
As of 11/19/10**

#	DEVELOPMENT NAME	LOCATION	MULTI-FAMILY	SINGLE FAMILY	MIXED USE
1	Cabot Creek	Doctor Smith Road		179	
2	Harrington Garden Apts.	Milford/Harrington Hwy	304		
3	Ashley's Cove	Milford/Harrington Hwy	14		
4	Harmill Village	Milford/Harrington Hwy	178	16	194
5	Midway Park Center Apts.	DuPont Highway	60		
6	Friendship Village Apts.	Park Brown Road	168		
7	Friendship Village	Park Brown Road		153	
8	The Legacy	Raughley Hill Road	345	49	394
		Totals	1,069	397	588

The residential developments have been mapped on Exhibit 12. The residential projects are not fully approved by the City of Harrington at this time; however, each project continues to work toward final approval.

**Residential Development Project Status
As of 11/19/10**

#	DEVELOPMENT NAME	MULTI- FAMILY	SINGLE FAMILY	MIXED USE	STATUS			CONST. STATUS
					CONCEPT	PRELIM	FINAL	
1	Cabot Creek		179			X		
2	Harrington Garden Apts.	304				X		
3	Ashley's Cove	14				X		
4	Harmill Village	178	16	194		X		
5	Midway Park Center Apts.	60			X			
6	Friendship Village Apts.	168					X	168/168
7	Friendship Village		153				X	13/153
8	The Legacy	345	49	394	X			